

Landowner Specific Narrative Summary Cordier Farms LLC

To date, ATXI has been unsuccessful in obtaining an easement from Cordier Farms LLC. Cordier Farms owns one parcel totaling approximately 126 acres along the Sidney to Rising segment of the Project in Champaign County, Illinois. The property at issue has been designated internally as ILRP_RS_CH_032_ROW. As summarized on Exhibit 2.1, as of June 11, 2014, ATXI has contacted, or attempted to contact, Cordier Farms or its counsel on approximately 27 occasions, including 11 phone calls, 5 letters, and 5 emails. The firm Webber and Thies, P.C, represent the Cordier Farms.

ATXI has engaged in negotiations with Mr. Carl Webber, Mr. James Shultz, and Mr. Mike Shea, attorneys at Webber and Thies regarding this parcel. These attorneys expressed concern with the terms of the easement and the amount of compensation offered for the easement, although they have not submitted a counter offer, an appraisal or comparable sales on behalf of their client.

To address their easement concerns ATXI began negotiating with the attorneys in December 2013 and ATXI's counsel has engaged in extensive negotiations regarding language revisions to the easement including, but are not limited to, limitations regarding telecommunications usage, ingress and egress, inclusion of the AIMA, and vegetation management outside the easement. Additional negotiated issues include interference with the quiet enjoyment of the parcel, damage payments, indemnification, abandonment and advance notice. Further, Cordier's counsel is requiring certain negotiated terms to be included in the easement document itself, rather than in a confidential settlement agreement. Negotiations regarding the terms of the easement remain on-going.

While Cordier's counsel initially raised compensation as an outstanding issue, to date, as previously stated, no counter offers or claims of value have been asserted by counsel representing the owner. The attorney representing Cordier Farms has stated that he does not find our compensation adequate, but that he doesn't have a counter offer prepared at this time.

Given the length of negotiations and the parties current positions regarding compensation, easement language and the confidential settlement agreement: an agreement in a timely manner is unlikely to occur, and thus eminent domain authority is necessary for this landowner.

Agent Checklist with Landowner

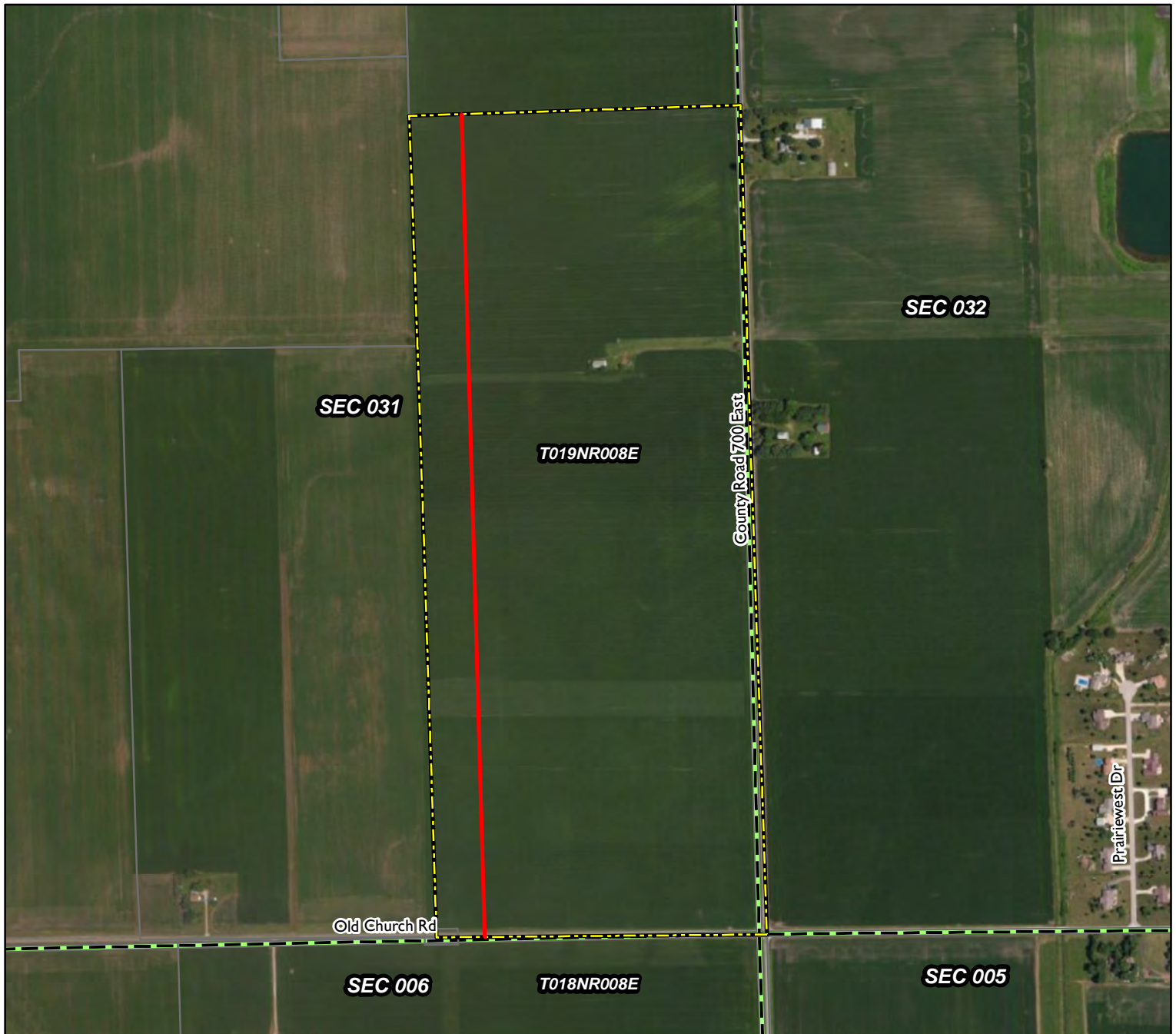
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/23/14 after mailed ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Lewis Cain Lewis Cain ☒

Champaign County, IL

E 180 A of Section 31, Township 19 N, Range 8 E, 3rd Prime Meridian, Champaign County, Illinois

Tax ID: 032031400002

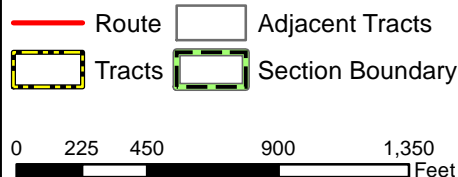


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



CORDIER SUSAN E

Tract No.:ILRP_RS_CH_032

Date: 4/29/2014

EXHIBIT "A"

A 12.679 ACRE TRACT OF LAND SITUATED IN THE EAST 180 ACRES OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO CORDIER FARMS, LLC, RECORDED IN DOCUMENT NO. 2011R24361 OF THE DEED RECORDS OF CHAMPAIGN COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION 31, FROM WHICH AN IRON ROD WITH AN ALUMINUM CAP STAMPED "ILS 2006 2207" FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS SOUTH 89 DEGREES 24 MINUTES 52 SECONDS EAST, A DISTANCE OF 1,181.39 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1234005.15, E:983258.16;

THENCE NORTH 89 DEGREES 24 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 150.02 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 27 MINUTES 23 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 2,643.37 FEET TO A POINT FOR CORNER;

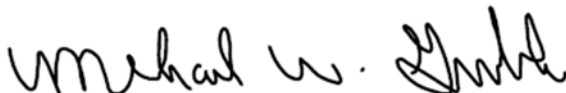
THENCE NORTH 00 DEGREES 23 MINUTES 31 SECONDS WEST, A DISTANCE OF 1,036.92 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID TRACT 1 AND A TRACT OF LAND DESCRIBED IN DEED TO JOHN T. PFEFFER AND MARY J. PFEFFER, CO-TRUSTEES OF THE JOHN T. PFEFFER AND MARY J. PFEFFER REVOCABLE LIVING TRUST, RECORDED IN DOCUMENT NO. 2004R32791, D.R.C.C.I.;

THENCE NORTH 89 DEGREES 17 MINUTES 51 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER, FROM WHICH A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 31 BEARS NORTH 35 DEGREES 58 MINUTES 59 SECONDS EAST, A DISTANCE OF 1,973.44 FEET;

THENCE SOUTH 00 DEGREES 23 MINUTES 31 SECONDS EAST, LEAVING SAID COMMON LINE, A DISTANCE OF 1,037.65 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 27 MINUTES 23 SECONDS EAST, A DISTANCE OF 2,646.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 552,296 SQUARE FEET OR 12.679 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.


MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475



DATE: 02/24/2014

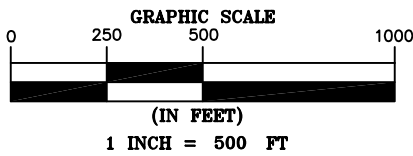


EXHIBIT "A"

ATXI Exhibit 2.3

Part C

Page 6 of 7

SECTION 31
TOWNSHIP 19N
RANGE 8E

CHARLES S. ZAHND AND
DOROTHY K. ZAHND
BOOK 1571, PAGE 64
D.R.C.C.I.
ILRP_RS_CH_033

ILLINOIS POWER COMPANY
132' EASEMENT
BOOK 947, PAGE 203
D.R.C.C.I.

TRACT 1
CORDIER FARMS, LLC
DOCUMENT NO. 2011R24361
D.R.C.C.I.
ILRP_RS_CH_032

PROPOSED 150'
WIDE EASEMENT

CR 700 E

P.O.R.
SE COR.
SEC. 31

CR 1200 N

SECTION LINE

P.O.B.
GRID COORDINATES
N:1234005.15
E:983258.16

FIRST BUSEY TRUST &
INVESTMENT CO.,
TRUSTEE OF THE
OPAL GILLILAND TRUST
BOOK 1807, PAGE 447
D.R.C.C.I.
ILRP_RS_CH_034

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N89°24'52"W	150.02'
L2	N00°27'23"W	2643.37'
L3	N00°23'31"W	1036.92'
L4	N89°17'51"E	150.00'
L5	S00°23'31"E	1037.65'
L6	S00°27'23"E	2646.01'

AREA TABLE

EXISTING EASEMENT	11.157 ACRES	486,020 S.F.
PROPOSED ADDITIONAL EASEMENT	1.522 ACRES	66,276 S.F.
TOTAL	12.679 ACRES	552,296 S.F.

LEGEND

D.R.C.C.I.

DEED RECORDS
CHAMPAIGN COUNTY, ILLINOIS

P.O.B.

POINT OF BEGINNING

P.O.R.

POINT OF REFERENCE



IRON ROD FOUND
WITH AN ALUMINUM CAP
STAMPED "ILS 2006 2207"



CALCULATED POINT

2 | 1
11 | 12

TYPICAL SECTION CORNER

SECTION LINE

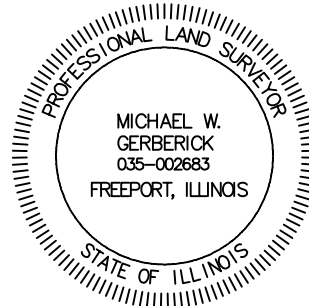
SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

EXISTING EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

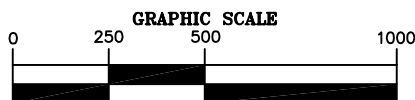
SHEET 02 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/24/2014
SCALE: 1"=500'
TRACT ID: ILRP_RS_CH_032
DRAWN BY: NAS



150' TRANSMISSION
LINE EASEMENT
SIDNEY TO RISING
SECTION 31, TOWNSHIP 19 NORTH, RANGE 8 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS

EXHIBIT "A"



(IN FEET)

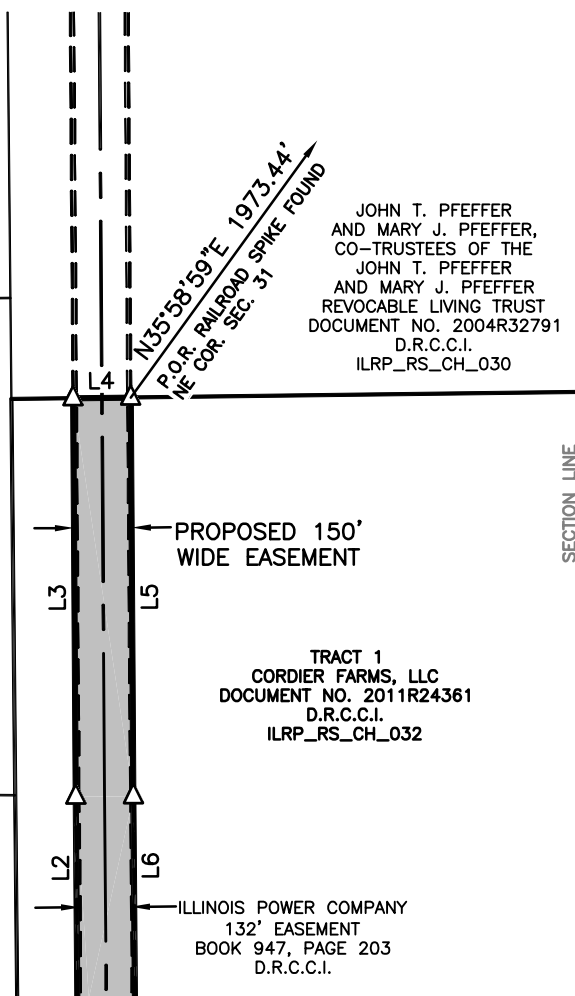
1 INCH = 500 FT

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SECTION 31
TOWNSHIP 19N
RANGE 8E

CHARLES J. BREEN AND
MARY E. BREEN,
HUSBAND AND WIFE
BOOK 1201, PAGE 827
D.R.C.C.I.
ILRP_RS_CH_031

CHARLES S. ZAHND AND
DOROTHY K. ZAHND
BOOK 1571, PAGE 64
D.R.C.C.I.
ILRP_RS_CH_033



JOHN T. PFEFFER
AND MARY J. PFEFFER,
CO-TRUSTEES OF THE
JOHN T. PFEFFER
AND MARY J. PFEFFER
REVOCABLE LIVING TRUST
DOCUMENT NO. 2004R32791
D.R.C.C.I.
ILRP_RS_CH_030

TRACT 1
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DOCUMENT NO. 2011R24361
D.R.C.C.I.
ILRP_RS_CH_032

ILLINOIS POWER COMPANY
132' EASEMENT
BOOK 947, PAGE 203
D.R.C.C.I.

MATCH LINE SHEET 02

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LEGEND

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P.O.B.

P.O.R.



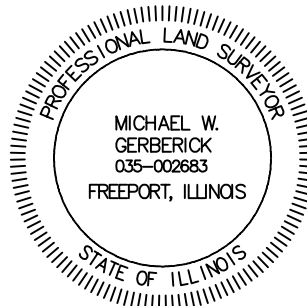
2 | 1
11 | 12

DEED RECORDS
CHAMPAIGN COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE

IRON ROD FOUND
WITH AN ALUMINUM CAP
STAMPED "ILS 2006 2207"
CALCULATED POINT

TYPICAL SECTION CORNER

SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT
EXISTING EASEMENT



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SHEET 03 OF 03

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